

**Trenton Parking Authority
Regular Monthly Meeting
April 26, 2023**

16 E. Hanover St. - Trenton, NJ 08608
Via Remote

In Attendance: Chairperson Anne LaBate, Scott Rice, Lindi Ashton and Evangeline Ugorji

Absent: Commissioners Joseph Mamman, Nancy Ugalde and Samuel Tompoe

Council Liaison: Absent

Staff: Patrice Harrison; Office Manager
Phil Jackson, Operations Supervisor

Legal Counsel: Michael Ash; Carlin, Ward, Ash and Heiart

Owner's Representative: Lou Garlatti, Garlatti Construction

Presentation: None

Public: None

Chairperson LaBate opened the regular monthly meeting at 5:12 pm by reading the Open Public Meeting Act.

Approval of Minutes from March 22, 2023:

Chairperson LaBate asked the Commissioners if they reviewed the March 22, 2023, minutes, if so, do they have any questions or comments. With there being none, Chairperson LaBate motioned to approve the March 22, 2023 minutes, seconded by Commissioner Ashton. Vote: 3 yes, 1 abstain, Commissioners Ugorji, 3 absent, Commissioners Mamman, Ugalde and Tompoe

March 2023 Garage Financial Reports:

Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the March 2023 financial and expense reports. With there being no further questions, Chairperson LaBate motioned to approve the March 2023 financial report, seconded by Commissioner Rice. Vote: 3 yes, 1 abstain, Commissioners Ugorji, 3 absent, Commissioners Mamman, Ugalde and Tompoe

Commissioner Ugorji questioned the financial reports being accurate since she has been reviewing the data and sees many discrepancies according to her understanding. Board members explained certain elements of the reports and Chairperson LaBate offered to put a meeting together with staff to allow Commissioner Ugorji better understanding of the financials. Commissioner Ugorji should notify the Board Chair if interested in that approach.

March 2023 Expense Checks:

Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the March expense checks. With there being none, Chairperson LaBate motioned to approve the March expense checks, seconded by Commissioner Rice. Vote: 3 yes, 1 abstain, Commissioners Ugorji, 3 absent, Commissioners Mamman, Ugalde and Tompoe

Chairperson LaBate and the board reviewed the Non-Profit Accounting reports and the Phoenix Advisors Reports.

Chairperson LaBate explained that Bond Counsel had been recommending TPA consider a full or partial refinance the bonds. This is probably not the right time to do this since there are significant costs to refinance, interest rates are high and our income has not fully returned. Based on Phoenix Advisors projections, our next two bond payments can be paid from projected income, and we should continue to monitor income trends.

Chairperson's comments:

Chairperson LaBate and Commissioner Rice had a meeting with representatives of both Richard Best Associates and CGI concerning gathering data to better understand true parking numbers and information. All parties are willing to move forward with supplying any assistance needed to CGI.

Mercadien PC is working on the 2021/22 Budget submission for the Department of Community Affairs and we expect to have it finalized by next board meeting.

Chairperson LaBate will ask for Mercadien to put in writing they are legally allowed to complete the necessary state budget filing, for what is effectively a past budget.

Commissioner Ugorji asked to see documentation of the vote to extend all professional services for 6 months. Patrice Harrison will forward the information.

TPA received a violation from the city stating the Broad and Front Garage needs to be demolished within the next 30 days. This notice has since been appealed. The city proceeded to block off the garage with barriers and caution tape. There was a structural report done in 2016 from Shepard Engineering, Lou Garlatti is reaching out to Shepard for them to perform a revised structural report.

This spurred the discussion of the \$1.5 million state funding budget for demolition, and the process for the state to allow us to start drawing down on that money for soft costs and pre demo inspections. Lou Garlatti drew up a pre-demo budget of roughly \$156,000. After presenting that information to Julie Krause, Treasury Dept., she will be putting together a MOU between the state and CCRC to move the funds to CCRC to hold until needed. Then she will prepare an explanation of the draw down amount for pre-demo amount of \$156,000. After pre-demo is complete there will be further discussion on the next steps.

Chairperson LaBate and Commissioner Rice met with the city concerning the surcharge. Chairperson LaBate discussed the decision to use part of the surcharge money toward the April 1st bond payment. Since the city backs TPA's bonds then if TPA missed a payment, bondholders would look to the City of Trenton for payment. It therefore was prudent to use a portion of the surcharge funds to fulfill the bond payment. Commissioner Rice felt the discussion went well and reiterated what Chairperson LaBate said about the reduction in income since COVID. The city is also concerned with the Broad and Front Garage and wanted to make sure there was a plan to move the redevelopment forward.

Chairperson LaBate, in collaboration with Attorney Michael Ash, is asking that other New Jersey parking authorities receive a portion of the state's COVID relief funds. Parking authorities were not eligible for any COVID funding even though they were significantly financially affected by COVID.

The Police Director reached out to discuss placing a camera trailer on our Merchant St. Lot. Chairperson LaBate informed him TPA is willing to assist in any way we can. This arrangement would be put in writing showing TPA is not responsible for the equipment and other legal issues.

There is a meeting scheduled with MCCC to discuss further parking needs.

NJEDA Grant acceptance was submitted, this would need authorization to move forward with the agreement and the grant terms with EDA. Motion was made by Chairperson LaBate to authorize executing the agreement and grant terms with EDA, seconded by Commissioner Rice. Vote: 3 yes, 1 abstain, Commissioner Ugorji, 3 absent, Commissioners Tompoe, Ugalde and Mamman.

Lou Garlatti reported to the board.

Warren St. Garage:

Lou Garlatti submitted JH Williams invoice #15 for \$17,150. This will leave a balance of approximately \$90,000 for the Warren St. Elevator Phase 2 project. Motion was made by Chairperson LaBate to approve invoice #15 for JH Williams in the amount of \$17,150, seconded by Commissioner Ashton. Vote: 3 yes, 1 abstain, Commissioner Ugorji, 3 absent, Commissioners Tompoe, Ugalde and Mamman.

State inspection of Warren elevator is scheduled; still waiting on the city to schedule their inspection.

Broad and Front Garage:

- Nothing to report

Liberty Commons Garage:

- Nothing to report

Lafayette St. Garage:

- See above reference

Merchant St. Lot:

- Nothing to report

Elks Lot:

- Nothing to report

Public Comments: None

Adjournment of the regular monthly meeting:

Chairperson LaBate asked if there was further business. With there being none, Chairperson LaBate motioned to adjourn, seconded by Commissioner Rice. Commissioners unanimously approved adjournment of the meeting.

Meeting adjourned at 6:28 pm.

Patrice Harrison
Board Secretary